

LWRP Consistency Statement (updated 10/31/17)

River Ridge

The Property is located within the City of Beacon's Waterfront Revitalization Management Area. The City's Local Waterfront Revitalization Plan ("LWRP") identifies Parcel L as being within "Urban Renewal Area – Project #1," which encompasses "most of the land in the central part of the Waterfront Revitalization Area."¹



Note: The red diamond shows approximate location of Parcel L within the Local Waterfront Revitalization Area

¹ City of Beacon, Local Waterfront Revitalization Plan [hereinafter "LWRP"] (Last Amended 2011), Section II(A), pg. 2, available at http://www.cityofbeacon.org/Pdf/Beacon_Final_LWRP_2012.pdf. See also LWRP Section II(F) ("Scenic Quality/Aesthetic Resources"); Zoning Code Section 220-6(A)(28).

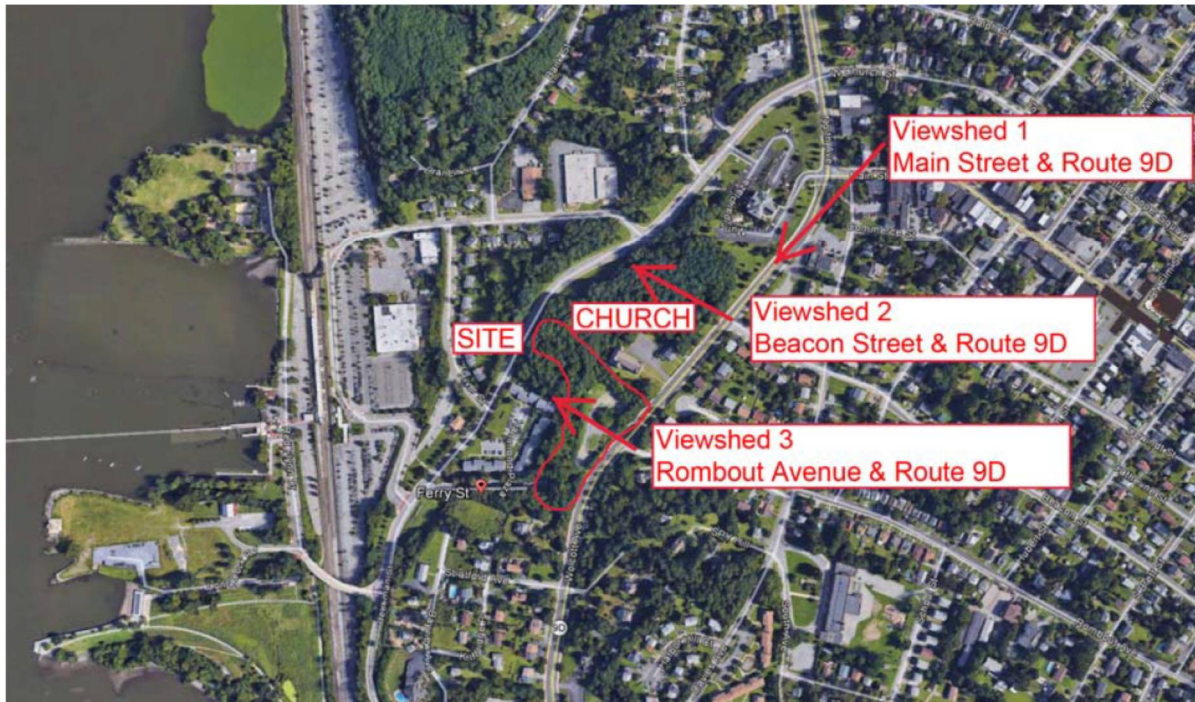
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All reviewing agencies must ensure actions impacting this coastal area are consistent with the City's Local Waterfront Revitalization Plan ("LWRP").² Where coordinated review is undertaken, the Consistency determination is made by the Lead Agency.

This report analyzes the manner in which the design of River Ridge is consistent with the LWRP Coastal policies relating to viewsheds, and how the project advances the policies of furthering and improving public views of the waterfront and pedestrian opportunities to engage with the waterfront views.

The below represents an overview map of the Property.



² Zoning Code Sections 220-5, 220-6.

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Policy 25 provides – “Protect, restore, and enhance natural and manmade resources which are not identified as being of state-wide significance, but which contribute to the scenic quality of the coastal area”

The explanation of Policy 25 in the LWRP states that “the scenic qualities of Beacon results from the combination of clustered buildings (many historic) and wooded hillsides against the backdrop of the Hudson Highlands. The height, bulk, scale of future building will be important factors in maintaining the character of the City, as will the preservation of the wooded hillsides that intersperse the developed areas”

The relevant viewshed from the LWRP is the viewshed at Rombout Avenue and Route 9D. This viewing point is directly in front of the property, at its centerpoint, at the intersection with Rombout Avenue. The identified view is to the west, directly over the property. The LWRP describes the view as “dominated by the Reformed Church, its gazebo and graveyard.” The LWRP also notes the view of the train station and parking lot and River Front Park in the middle ground, with the background dominated by Newburgh Bay, the City Center and the hills beyond.

At the present time, the views at this location are quite limited due to the configuration of the street system and the placement of the public viewing points along Wolcott Avenue, which is located at a higher elevation, and also at a point quite a distance from the sloping points of the property. (See Exhibit A) The view is also obscured by unplanned and opportunistic vegetation growth in the foreground.

The proposed Project design protects and advances views at this location by creating an excellent viewing point at the Rombout Avenue/Route 9D (Wolcott Ave) intersection. The entrance of the site has been configured to create a 70 foot wide opening into the vista over the property at the entrance. In response to comments by the City Planner and the Dutchess County Planning Department, the property at the entrance, initially proposed for parking, has been reconfigured to become a central green with river views. The gazebo will be relocated to this green and become a main feature of the new central green, visible from the LWRP viewshed, and by pedestrians on Wolcott Avenue, as well as project residents. The landscaped green is in direct line with the significant view from the Rombout Avenue intersection identified in the LWRP. This public viewing point will include views of the early 20th century gazebo within a landscaped setting. See renderings and plan set.

Other aspects of the project also advance public views toward the river in this area. The scale and character of the buildings, and the use of materials including predominant use of brick, complement the visual setting and the nearby Reformed Church. (see renderings) Elements of the façade such as window size and trim are larger scaled than standard residential design. These architectural features frame the public view at the intersection of Wolcott and Rombout Avenue, while providing a single-family attached townhouse elevation along the Wolcott Avenue sidewalk. The proportions and combination of brick structure with siding inlays are intended to add to the pedestrian-friendly streetscape, and also frame the views of the Church and the river. The buildings are designed as a respectful backdrop to the views around the church from the viewshed at Main Street and Route 9D (LWRP Viewshed number 1). The Church building remains the dominant structure in this viewshed. The project will enhance landscaping between this property and the church property and will screen and soften views of the proposed development in relation to the Church building. The October 31 submission includes a number of rendered elevations that

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show the appearance of the project in the context of the Reformed Church structure, and establish that the scale, massing, colors, and materials of the project are appropriate to the LWRP viewshed and the context of the historic church. These include:

1. View of Project facing Wolcott Avenue (looking west), showing massing of Church to the north, and relative height of project tower and church steeple
2. View of Project looking south from Church property, showing massing of Church to the north, and relative height and location of project tower and church steeple
3. View of Project looking east (from River at view point level with project), showing massing of Church to the north, relative height of tower and church steeple, distance between Church and project, and landscaped retaining walls on western side of project.
4. Second view of project looking east (from Hammond Plaza), showing uphill view toward project featuring landscaped retaining wall and fence at top of wall with project units behind.
5. View of Project looking north (from Ferry Street) showing view of “L-shaped” project layout, with mass of Church and steeple behind the project to the north, and landscaped retaining walls in foreground facing Ferry Street.

These elevations supplement perspective view rendered elevations, previously submitted, including:

6. View of the Project from the northeast, with Historic Reformed Church in foreground and project south of it.
7. View of Project from the southwest, showing view along Wolcott avenue.

Copies of each of these elevations are attached to this report as Exhibit B. The elevation of the north side of the accessory building is being amended to show an arched masonry opening which will allow pedestrians to walk from the sidewalk along this elevation into a concrete stairway to reach the garage level parking area of the project. A similar arched opening will frame the lower entrance to the stairway. This amended elevation will be presented at the public hearing.

The proposed project is consistent with Policy 25 in its sensitive location of the footprint of buildings and impervious surfaces to achieve the effect recommended by the LWRP policy, framing a view of the river from a pedestrian friendly sidewalk environment, and also providing views from automobiles at this viewing-point intersection. The project also provides for pedestrian friendly environs along the western boundary of the property, with viewing points toward the river and train station from the proposed pocket park, while also protecting the privacy of residents of Hammond Plaza and River Ridge.

The Project also promotes pedestrian connectivity between Wolcott Avenue and Beekman Street and the riverfront/train station with two pedestrian linkages. At Ferry Street, the proposed stairs to be constructed immediately south of the site on city property leading to Ferry Street, will improve the existing dirt path and rope tow used by pedestrians to walk between the two separate elevations at Ferry Street and Wolcott Avenue. The northerly internal walkway also promotes pedestrian connectivity to the train station and waterfront. At the Beekman Street frontage of the property, the project proposes construction of a pocket park which will provide dawn to dusk access to the public at the foot of this northerly walkway. Limited views of the river are also available from this location.

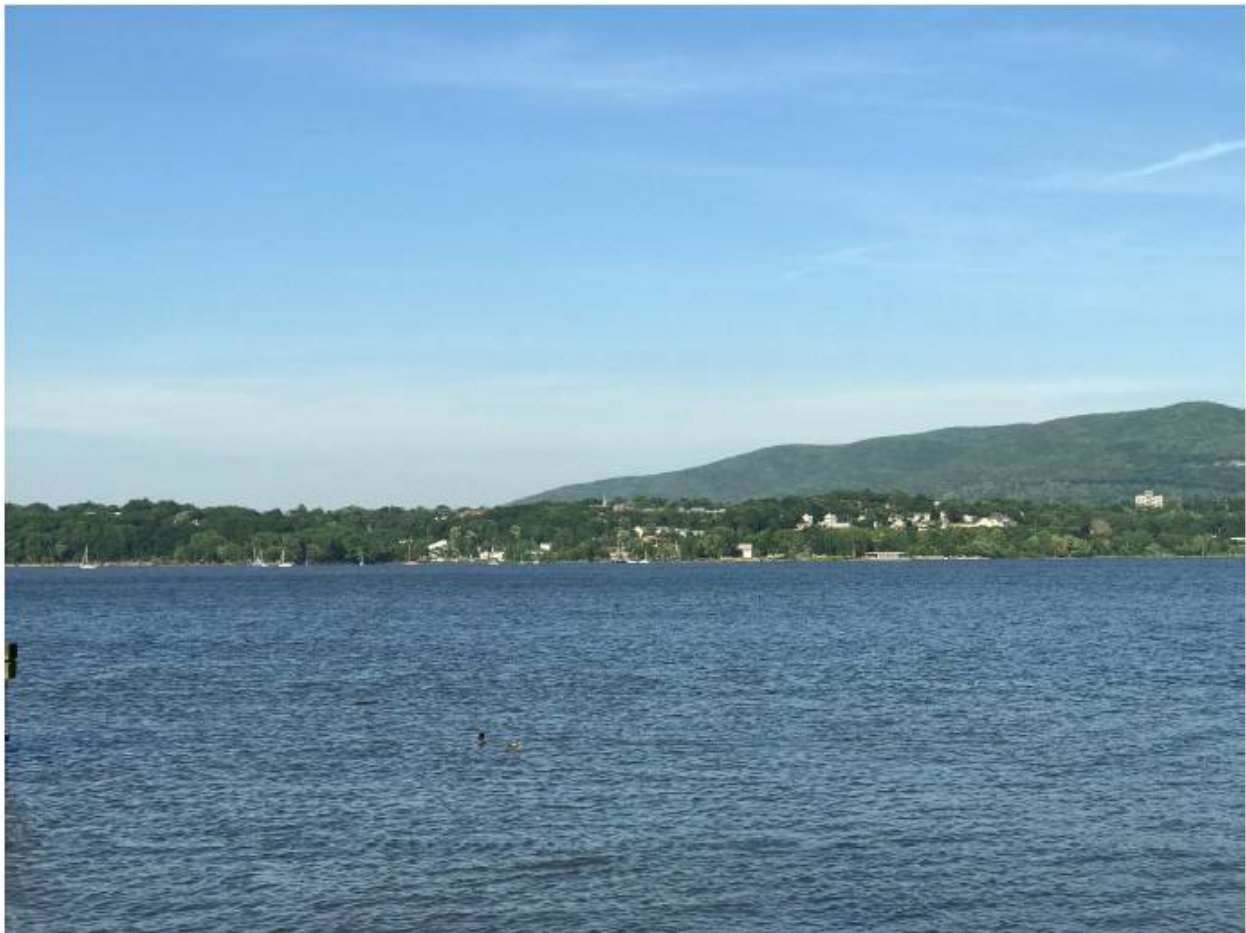
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The Project buildings are well set back from the western, water-side property lines, which maintains and integrates the existing wooded hillsides within which development is interspersed, while also providing privacy to Hammond Plaza residents. (See “Wolcott Area Neighborhood Map” attached to Project Narrative)

The Project has also been designed to preserve and advance views toward the City from the Hudson River and from the Newburgh waterfront. The attached rendered views from the river demonstrate that seasonal views of the new buildings would contribute to the scenic qualities of Beacon, as defined in Policy 25. The Applicant demonstrates through photorealistic renderings that the tops of the buildings will be visible to some degree, and will form another point of interest in the viewshed toward the City from the River, and that this point of interest will complement the existing views.

The proposed site strategy and building layout design adhere to the LWRP Policy 25, in its use of clustered buildings in combination with the strategy of preserving and reinforcing the wooded hillsides to the greatest extent possible.



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Reference is made to the Project Narrative and attachments, and to the Project Plans and renderings for further documentation of the manner in which the Project is consistent with the City of Beacon LWRP as it relates to the subject Property.

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EXHIBIT A

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EXHIBIT B

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